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17 DEC 1956

BUILDING STATISTICS - TASMANIA, SEPTEMBER QUARTER, 1956.

The Deputy Commonwealth Statistician (Mr. J. C. Stephen) has made available the following particulars of Building Statistics for the quarter ended 30th September, 1956. More extensive comparative data for preceding periods will be found in each June quarter statement.

A statement of definitions of terms used will be found on page 6.

1. NEW HOUSES COMPLETED: During the quarter ended 30th September, 1956, 778 new houses were completed compared with 723 in June quarter, 1956 and 704 in March quarter, 1956.

Completions in September quarter in preceding years were: 1953 - 608; 1954 - 559; and 1955 - 579. The 778 houses completed during September quarter, 1956 comprised 164 brick, concrete etc., 67 brick, concrete, etc. veneers, 516 wood, 13 prefabricated wood and 18 fibro-cement.

2. NEW HOUSES COMMENCED: The number of new houses commenced during September quarter, 1956, was 510, a decrease of 154 compared with June quarter, 1956.

3. NEW HOUSES UNDER CONSTRUCTION: The number of new houses under construction at 30th September, 1956, was 2,037, a decrease of 268 compared with the 30th June, 1956 figure of 2,305. Corresponding figures as at the 30th September, in previous years are as follows: 1953 - 2,189; 1954 - 2,296; 1955 - 2,543.

The houses under construction at the 30th September, 1956 comprised: solid brick, concrete, etc. 463 (22.7%); brick, concrete, etc. veneers 252 (12.4%); wood 1,229 (60.3%); prefabricated wood, 5 (0.2%); and fibro-cement, 88 (4.4%).

4. NEW BUILDINGS (OTHER THAN HOUSES): The value of new buildings (other than houses) completed during September quarter, 1956 was £764,000 compared with £939,000 in June quarter, 1956 and £1,568,000 in March quarter, 1956. Eighteen new factories valued at £193,000 were completed during the quarter.

During September quarter, 1956 the value of new buildings (other than houses), commenced was £1,657,000 compared with £699,000 in June quarter, 1956 and £963,000 in March quarter, 1956.

5. VALUE OF ALL BUILDINGS: The value of all buildings, including houses, completed in Tasmania during September quarter, 1956, was £2,930,000 a decrease of £3,000 compared with June quarter, 1956, and a decrease of £539,000 compared with September quarter, 1955. New houses valued at £2,166,000 comprised 73.9 per cent of the total value of completions.

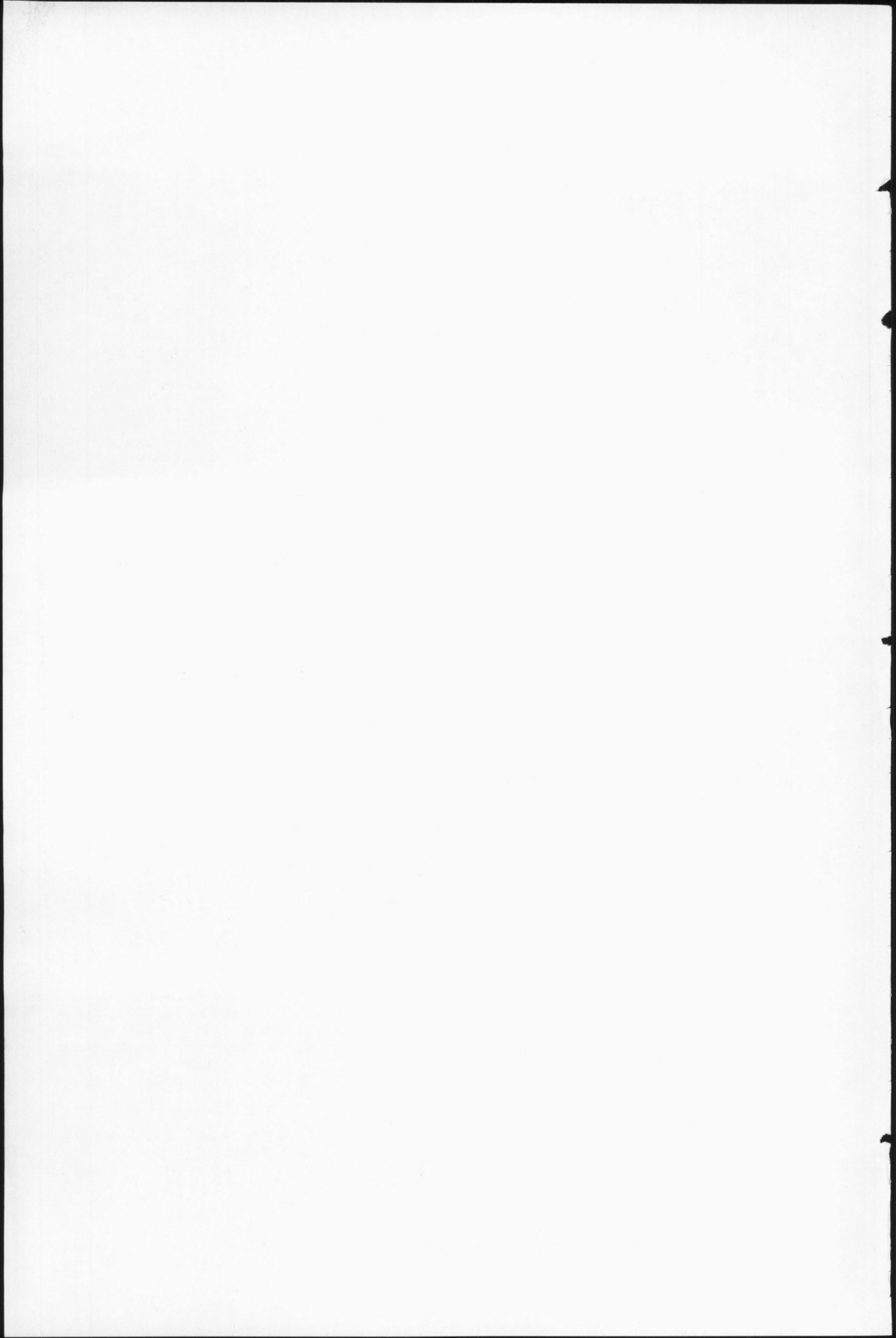
The value of new buildings commenced during September quarter, 1956 was £3,125,000 an increase of £630,000 compared with June quarter, 1956, and £667,000 more than September quarter, 1955.

The value of new buildings under construction at 30th September, 1956 was £10,066,000.

6. VALUE OF WORK DONE ON NEW BUILDINGS: The value of work done on new buildings during September quarter, 1956, was £2,706,000 compared with £2,862,000 in June quarter, 1956, and £2,638,000 in September quarter, 1955. Of the September quarter 1956 total, £1,753,000 or 64.8% represented work done in respect of houses. Hobart and Suburbs accounted for £1,096,000 or 40.5% of the total value, Launceston and Suburbs for £476,000 or 17.6% and the rest of the State for £1,134,000 or 41.9%.

7. PERSONS WORKING ON NEW BUILDINGS: (See note 5 on page 6). There were 5,227 persons including 1,443 working principals engaged on the construction of new buildings at 30th September, 1956. Of these, 2,606 were carpenters by trade, 388 bricklayers and 923 builders' labourers.

Of the 5,227 persons engaged at 30th September, 1956, 3,935 were working on private contract jobs, 750 on owner-built jobs and 542 on Government Day labour projects. The returns indicated that 2,755 were working on new houses, 1,419 on other new buildings, 324 on alterations and additions to houses, 448 on alterations and additions to other buildings and 281 on repair and maintenance work.



1. CONSTRUCTION OF NEW BUILDINGS-TASMANIA-SEPTEMBER QUARTER, 1956.

Description of Building and Construction Agency	Commenced during September Quarter, 1956.		Completed during September Quarter, 1956.		Under Construction at 30th September, 1956.		Value of Work done during Sept. Qtr. 1956.
	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	
1. Houses:		£'000		£'000		£'000	£'000
(i) Private Contractors:							
On Private A/c.	242	753	254	770	391	1,321	734
On Govt. A/c.	28	99	114	331	74	220	200
(ii) Govt. Day Labour:	21	57	78	175	45	115	118
(iii) Owner Builders:	219	559	332	890	1,527	3,992	701
Total Houses:	510	1,468	778	2,166	2,037	5,648	1,753
2. Flats (b):							
(i) Private Contractors:							
On Private A/c.	11	23	-	-	24	59	13
(ii) Govt. Day Labour:	18	62	21	65	54	187	101
3. Shops:							
(i) Private Contractors:							
On Private A/c.	23	76	16	66	32	347	89
4. Hotels, Guest Houses:							
(i) Private Contractors:							
On Govt. A/c.	-	-	-	-	1	30	1
5. Office Premises:							
(i) Private Contractors:							
On Private A/c.	3	391	4	57	10	776	67
On Govt. A/c.	-	-	-	-	3	43	12
6. Other Business Premises:							
(i) Private Contractors:							
On Private A/c.	23	240	11	74	26	380	108
On Govt. A/c.	2	13	4	18	7	101	17
7. Factories:							
(i) Private Contractors:							
On Private A/c.	11	203	17	184	24	411	125
On Govt. A/c.	2	22	1	9	3	37	8
(ii) Govt. Day Labour:	-	-	-	-	1	4	3
8. Clubs, Halls, Theatres:							
(i) Private Contractors:							
On Private A/c.	3	6	4	43	11	81	14
On Govt. A/c.	-	-	3	61	-	-	6
9. Education Buildings:							
(i) Private Contractors:							
On Private A/c.	2	19	-	-	4	110	28
On Government A/c.	12	486	5	82	15	649	133
10. Religious Buildings:							
(i) Private Contractors:							
On Private A/c.	-	-	-	-	4	27	1
11. Health Buildings:							
(i) Private Contractors:							
On Govt. A/c.	1	4	1	10	5	532	74
12. Other New Buildings:							
(i) Private Contractors:							
On Private A/c.	11	70	22	39	20	237	79
On Govt. A/c.	19	42	32	55	42	403	73
(ii) Govt. Day Labour:	-	-	1	1	2	4	1
Total Other New Buildings:	141	1,657	142	764	288	4,418	953
All New Buildings:							
(i) Private Contractors:							
On Private A/c.	329	1,781	328	1,233	546	3,749	1,258
On Govt. A/c.	64	666	160	566	150	2,015	524
(ii) Govt. Day Labour:	39	119	100	241	102	310	223
(iii) Owner Builders:	219	559	332	890	1,527	3,992	701
GRAND TOTAL:	651	3,125	920	2,930	2,325	10,066	2,706

(a) When completed, excluding cost of land on which building is erected.

(b) Number indicates number of individual flats provided as new buildings.

3. SUMMARY: BUILDING PERMITS GRANTED AND
CONSTRUCTION OF NEW HOUSES, SEPTEMBER QUARTER, 1956.

Area	Building Permits Granted During Quarter		Commenced During Quarter		Completed During Quarter		Under Construc- tion at end of Quarter	
	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000
Hobart, City	44	175	38	125	62	235	203	731
Hobart, Suburbs:								
Clarence (b)	56	173	58	179	68	222	170	537
Kingborough (b)	11	38	11	35	20	68	56	179
Glenorchy	105	331	62	238	155	423	293	904
Total Suburbs:	172	542	131	452	243	713	519	1,620
Total Hobart and Suburbs:	216	717	169	577	305	948	722	2,351
Launceston, City	66	219	47	144	48	138	144	444
Launceston, Suburbs (b):								
Deaconsfield	5	13	10	23	10	27	56	147
Lilydale	1	3	10	36	13	38	32	92
St. Leonards	30	93	32	89	62	161	130	374
Westbury	1	2	7	13	4	10	21	52
Total Suburbs:	37	111	59	161	89	236	239	665
Total Launceston and Suburbs:	103	330	106	305	137	374	383	1,109
All Other Areas (c)	269	656	235	586	336	844	932	2,188
Total Tasmania (c): - September Quarter, 1956	588	1,703	510	1,468	778	2,166	2,037	5,648
June Quarter, 1956	639	1,784	664	1,796	723	1,994	2,305	6,391
March Quarter, 1956	697	1,982	592	1,682	704	1,967	2,364	6,510
December Quarter, 1955	629	1,718	643	1,707	715	1,925	2,476	6,821
September Quarter, 1955	690	1,875	586	1,627	579	1,505	2,543	6,849

(a) Value when completed.

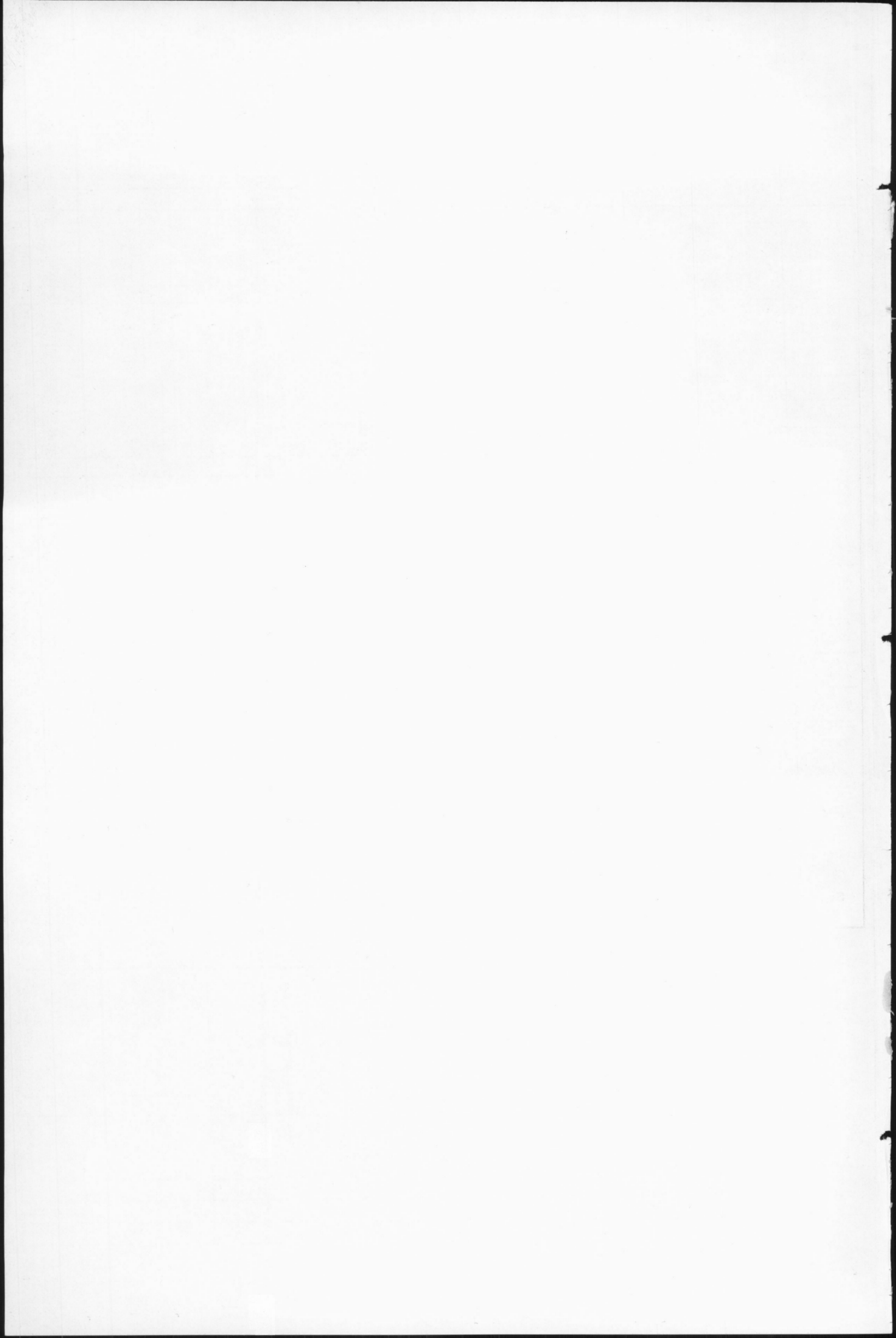
(b) Suburban areas only of these Municipalities.

(c) Excluding building permit details for those Municipalities which do not issue permits.
See definition of terms used page 6,
paragraph 7.

**3. BUILDING PERMITS ISSUED AND CONSTRUCTION OF NEW HOUSES CLASSIFIED
IN STATISTICAL DIVISIONS & LOCAL GOVERNMENT AREAS, SEPTEMBER QUARTER, 1956.**
(Including Owner-built Houses)

Statistical Divisions and Local Government Areas.	Building Per- mits granted during Quarter		Commenced during Quarter		Completed during Quarter		Under Construc- tion at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
URBAN DIVISION :		£'000		£'000		£'000		£'000
Hobart City	44	175	38	125	62	235	203	731
" Suburbs	172	542	131	452	243	713	519	1,620
Launceston City	66	219	47	144	48	138	144	444
" Suburbs	37	111	59	161	89	236	239	665
Total Urban Division	319	1,047	275	882	442	1,322	1,105	3,460
NORTH WESTERN DIVISION :								
Burnie	43	116	36	92	41	108	88	224
Circular Head	7	20	10	25	11	26	36	78
Deloraine	8	20	7	17	9	22	23	55
Devonport	16	43	15	42	33	90	100	274
Kentish	5	9	2	2	5	9	9	20
King Island	5	17	5	19	2	5	16	51
Latrobe	7	7	2	2	6	13	14	26
Penguin	11	29	10	20	15	37	24	58
Ulverstone	17	43	23	64	18	43	56	147
Wynyard	17	38	14	40	14	35	47	122
Total North-Western Div:	136	347	124	323	154	388	413	1,055
NORTH-EASTERN DIVISION :								
Beaconsfield (b)	12	27	4	6	8	17	51	81
Fingal	3	5	1	2	3	7	19	36
Flinders	-	-	1	1	-	-	1	1
George Town	7	13	8	18	38	93	44	99
Lilydale (b)	3	9	1	1	2	6	9	19
Portland	2	6	3	7	3	8	12	24
Ringsbroome	2	5	2	6	-	-	6	16
Scottsdale	11	26	7	17	5	10	29	65
Total North-Eastern Div:	40	91	27	58	59	141	171	341
NORTH MIDLAND DIVISION :								
Evandale	-	-	4	11	1	1	7	27
Longford	10	35	8	26	11	48	38	102
St. Leonards (b)	1	2	2	5	1	3	15	35
Westbury	8	17	7	16	2	5	16	36
Total North Midland Div:	19	54	21	58	15	57	76	200
MIDLAND DIVISION :								
Bothwell	1	2	-	-	1	5	3	10
Campbell Town	1	2	4	11	2	5	6	15
Hamilton	3	5	7	18	7	26	9	20
Outlands	1	3	2	4	6	16	9	17
Ross	-	-	1	3	1	3	2	5
Total Midland Division :	6	12	14	36	17	55	29	67
SOUTH EASTERN DIVISION :								
Brighton (c)	-	-	4	9	2	5	6	11
Clarence (b)	9	19	10	19	16	31	51	111
Glamorgan	-	-	1	1	1	2	7	18
Green Ponds (c)	-	-	2	3	1	1	2	3
Richmond (c)	-	-	-	-	-	-	2	6
Sorell	11	16	1	3	7	10	36	46
Spring Bay	3	7	2	3	9	20	17	30
Total South-Eastern Div:	23	42	20	38	36	69	121	225
SOUTHERN DIVISION :								
Bruny	-	-	1	1	-	-	1	1
Esperance	4	12	4	10	4	13	11	29
Huon	5	12	4	10	5	12	9	21
Kingborough (b)	11	28	4	6	6	10	3	64
New Norfolk	15	36	14	39	18	40	48	133
Port Cygnet	5	6	-	-	1	4	3	5
Tasman	3	11	1	2	-	-	7	14
Total Southern Division:	43	105	23	68	34	79	113	267
WESTERN DIVISION :								
Queenstown	2	5	1	5	20	52	9	33
Strahan	-	-	-	-	-	-	-	-
Zeehan	-	-	-	-	1	3	-	-
Total Western Division:	2	5	1	5	21	55	9	33
Total Country Divisions:	269	656	235	536	336	844	932	2,108
Total Tasmania (d)	588	1,703	510	1,418	778	2,166	2,037	5,648

(a) Value when completed. (b) Country sections only of these Municipalities. (c) Building permits not issued in these Municipalities. See definition of terms used page 6, paragraph 7.
(d) Excludes building permit details for those Municipalities which do not issue permits.



3. SUMMARY: BUILDING PERMITS GRANTED AND
CONSTRUCTION OF NEW HOUSES, SEPTEMBER QUARTER, 1956.

A r e a	Building Permits Granted During Quarter		Commenced During Quarter		Completed During Quarter		Under Construc- tion at end of Quarter	
	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000
Hobart, City	44	175	38	125	62	235	203	731
Hobart, Suburbs:								
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All Other Areas (c)	269	656	235	586	336	844	932	2,188
Total Tasmania (c): - September Quarter, 1956	588	1,703	510	1,468	778	2,166	2,037	5,648
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(a) Value when completed.

(b) Suburban areas only of these Municipalities.

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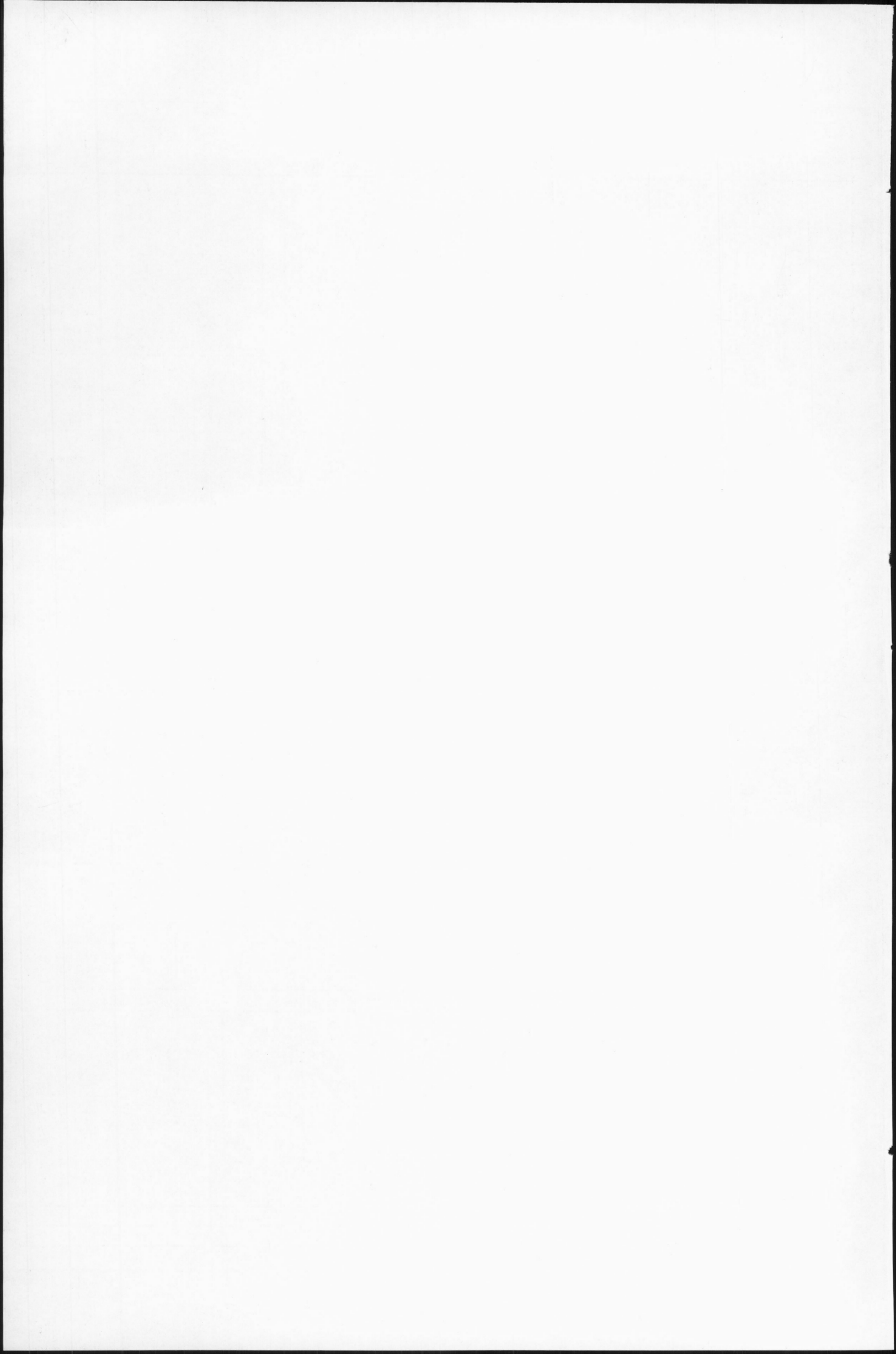
4. CONSTRUCTION OF NEW HOUSES ACCORDING TO TYPE.

Particulars		Solid Brick, Concrete etc.	Brick Concrete etc. Veneers	Wood	Prefab- ricated Wood	Fibro- Cement	Other Materials	Total
September Quarter, 1956.								
Commenced	Number	59	70	370	6	5	-	510
	% of Total Number	11.6	13.7	72.5	1.2	1.0	-	100.0
	Value £'000	279	227	936	17	9	-	1,468
	Average Cost £ (a)	4,729	3,243	2,530	2,833	1,800	-	2,878
Completed	Number	164	67	516	13	18	-	778
	% of Total Number	21.1	8.6	66.3	1.7	2.3	-	100.0
	Value £'000	605	206	1,297	34	24	-	2,166
	Average Cost £ (a)	3,689	3,075	2,514	2,615	1,333	-	2,784
Under Construction at 30th Sept. 1956.	Number	463	252	1,229	5	88	-	2,037
	% of Total Number	22.7	12.4	60.3	0.2	4.4	-	100.0
	Value £'000	1,629	784	3,081	14	140	-	5,648
	Average Cost £ (a)	3,518	3,111	2,507	2,800	1,591	-	2,773
June Quarter, 1956.								
Commenced	Number	119	54	455	13	23	-	664
	% of Total Number	17.9	8.1	68.5	2.0	3.5	-	100.0
	Value £'000	409	192	1,128	28	39	-	1,796
	Average Cost £ (a)	3,437	3,556	2,479	2,154	1,696	-	2,705
Completed	Number	145	66	469	12	30	-	723
	% of Total Number	20.2	9.1	64.9	1.7	4.1	-	100.0
	Value £'000	509	210	1,209	26	40	-	1,994
	Average Cost £ (a)	3,486	3,182	2,578	2,167	1,333	-	2,758
Under Construction at 30th June, 1956.	Number	568	249	1,375	12	101	-	2,305
	% of Total Number	24.6	10.8	59.7	0.5	4.4	-	100.0
	Value £'000	1,954	749	3,495	31	162	-	6,391
	Average Cost £ (a)	3,440	3,008	2,542	2,583	1,604	-	2,773

(a) Average cost is obtained by dividing total number of houses commenced, completed and under construction into the total value of houses commenced, completed and under construction respectively, as stated by builders. As averages they relate to houses of the size and standard commenced, completed and under construction in the relevant period, and cannot be regarded as an index of the cost of erecting houses of a particular size or standard.

5. VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING SEPTEMBER QUARTER, 1956.

Description of Building.	Hobart			Launceston			Rest of State	Total Tas- mania	Percent age of Total.
	City	Sub- urbs	City & Suburbs	City	Sub- urbs	City & Suburbs			
Houses:	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%
Brick, Concrete etc.	87	111	198	21	67	88	99	385	14.2
Brick, Concrete etc. Veneers.	17	13	30	75	47	122	51	203	7.5
Wood	74	397	471	20	86	106	575	1,152	42.6
Fibro-Cement	1	-	1	-	-	-	12	13	0.5
Other	-	-	-	-	-	-	-	-	-
Total Houses:	179	521	700	116	200	316	737	1,753	64.8
Flats	110	-	110	3	-	3	1	114	4.2
Shops	42	4	46	6	3	9	34	89	3.3
Hotels, Guest Houses	-	-	-	-	-	-	1	1	0.0
Office Premises	37	7	44	18	-	18	17	79	2.9
Other Business Premises	21	6	27	54	-	54	44	125	4.6
Factories	29	17	46	7	2	9	81	136	5.0
Clubs, Halls, Theatres	5	3	8	-	-	-	12	20	0.8
Educational Buildings	44	18	62	8	31	39	60	161	6.0
Religious Buildings	-	-	-	-	-	-	1	1	0.0
Health Buildings	1	30	31	-	-	-	43	74	2.7
Other New Buildings	15	7	22	25	3	28	103	153	5.7
Total Other Buildings	304	92	396	121	39	160	397	953	35.2
Total New Buildings	483	613	1,096	237	239	476	1,134	2,706	100.0
Percentage of Total	17.8	22.7	40.5	8.8	8.8	17.6	41.9	100.0	



6. PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS
IN TASMANIA AS AT 30TH SEPTEMBER, 1956.

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged on	No.
Contractors	832	Carpenters	2,606	<u>New Buildings:</u>	
Sub-Contractors.	611	Bricklayers	388	Houses	2,755
Wage Earners	3,784	Painters	345	Other New Buildings	1,419
		Electricians	179	<u>Additions & Alterations (b):</u>	
		Plumbers	284	Houses	324
		Builders'		Other Buildings	448
		Labourers	923	Repairs & Maintenance (b) :	281
		Others	502		
Total:	5,227	Total:	5,227	Total:	5,227

(a) Includes estimate for persons working on owner-built jobs.

(b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

DEFINITIONS OF TERMS USED

- Owner - Builder: For the purpose of this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a Contractor who is responsible for the whole job.
- Commenced: A building is regarded as having been commenced when work on the foundation has begun. Owing to the difficulty of defining the exact point that this represents in building operations, it is probable that interpretations placed upon it by informants are not entirely uniform.
- Completed: A building is regarded as having been completed when the builder has fulfilled the terms of the contract. As with commencements, the interpretations placed upon this definition may vary.
- Under Construction: A building remaining uncompleted at the end of a period is regarded as being under construction regardless of whether construction was actively proceeding on that particular date.
- Employment: The figures of employment relate to persons actually working on new buildings on a specified day. They include working principals, employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some employees engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. The figures include estimates for persons working on owner-built houses.
- Values: All values shown exclude the value of land and represent the estimated value of buildings on completion.
- Building Permits: Figures relating to Building Permits include details of:
 - Permits issued by Local Governmental Authorities for the construction of private buildings.
 - Contracts let and day labour projects commenced by Governmental Authorities.
 - Private buildings reported to have been commenced in those municipalities which do not issue building permits.
- Explanatory Notes: All figures in this bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build new buildings. Alterations, additions, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who are engaged in these operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not affect the figures materially.

Commonwealth Bureau of Census & Statistics,
Tasmania Branch,
HOBART.

J. C. STEPHIN
Deputy Commonwealth Statistician

7th December, 1956.

